

## Heads of Term

Land at Leicester Road, Broadnook Garden Village, Leicester

Subject to Contract & City Mayor Approval

- 1. Seller**

Leicester City Council (“the Council”)  
City Hall, 115 Charles St  
Leicester, LE1 1FZ  
Contacts:  
James Grant  
Email: [James.Grant@Leicester.Gov.uk](mailto:James.Grant@Leicester.Gov.uk)
  
- 2. Purchaser**

Barwood Homes Limited, Davidsons Developments Limited & Barwood Homes Broadnook Limited  
Address -tbc  
Contacts:  
Jamie Gibbons/Bert Broadhead  
Email: [Jamie.Gibbins@barwoodland.co.uk](mailto:Jamie.Gibbins@barwoodland.co.uk)  
[bb@alterx.io](mailto:bb@alterx.io)  
Richard Stevenson  
Email: [ristevenson@davidsonsgroup.co.uk](mailto:ristevenson@davidsonsgroup.co.uk)
  
- 3. Seller’s solicitors**

Leicester City Council  
Legal Services  
City Hall, 115 Charles St  
Leicester, LE1 1FZ  
Contact:  
Zoe Illiffe  
Email: [Zoe.Illiffe@Leicester.Gov.uk](mailto:Zoe.Illiffe@Leicester.Gov.uk)

**4. Purchasers Solicitors** Jasmine Mason

Howes Percival LLP

Unit 3 The Osiers Business Centre, Leicester LE19 1DX

Email: jasmine.mason@howespercival.com

**Direct Dial: 0116 2473551**

**4. Land**

Identified as per the red line boundary as appendix one. The land to be sold with the benefit of all easements, wayleaves, encumbrances, etc.

The land that is hatched is excluded from the sale.

**5. Purchase Price**

£4,300,000 (four million, three hundred thousand pounds only).

The payment will be paid in two tranches on the following basis: -

£2,150,000 (two million, one hundred and fifty thousand pounds) on completion.

£2,150,000 will be paid on the first anniversary of the completion date, i.e. 12 months after completion.

The Council will place a charge on the Land which will be removed on payment of the second tranche.

**6. Completion Date**

As soon as reasonably possible - Target end of September

**7. Professional Fees**

The Purchaser will make a contribution towards the Councils reasonable legal costs of £2,000.

**8. Other Terms**

The Council will serve notice on the existing tenant farmer for the termination of their farm business tenancy on the subject land on or before 16<sup>th</sup> November 2024 so that the tenancy will expire on or before 16<sup>th</sup> November 2025 on the land that is to be sold, but the sale will proceed subject to the existing tenancy and any rights that the existing tenant farmer may have.

**Appendices – Sales Plan**

**All values quoted are exclusive of VAT.**